

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
JANUARY 13, 2015
7:30 PM**

COUNCIL CHAMBERS, 100 Gregory Lane, Pleasant Hill, CA 94523 www.ci.pleasant-hill.ca.us (925) 671-5209

**CHAIR: DAVID MASCARO VICE CHAIR: JAMES BONATO
MEMBERS: ROBERT ABBOTT, BILL BANKERT, ALEX GREENWOOD, NADINE THOMAS, DIANA VAVREK**

Members of the audience wishing to speak on any matter are requested to fill out a card and turn it in to the secretary. Items not on the agenda will be considered during the Public Comment portion of the meeting. Comments on any item under the Public Hearing portion of the agenda will be accepted only when the public hearing is opened for that item. Comments are limited to three minutes per speaker. Presentations made by applicants are limited to a maximum combined time of 15 minutes. If the applicant or his or her representative fails to attend the public hearing concerning their application, the Planning Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing. Materials related to an item on this agenda submitted to the Commission after distribution of the packet are available for public review in the City of Pleasant Hill Planning Division at 100 Gregory Lane, Pleasant Hill, CA 94523 during normal business hours. Such documents are also available on the City of Pleasant Hill website at www.ci.pleasant-hill.ca.us subject to staff's ability to post the documents before the meeting.

All matters listed under CONSENT CALENDAR are considered by the Commission to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a Commissioner prior to the time Commission votes on the motion to adopt. An appeal of the decision or conditions of the Planning Commission to the City Council must be filed with the City within ten calendar days of the date of the mailed notice of decision. No agenda item will be considered after 10:30 p.m. Remaining items will be rescheduled.

Meeting Broadcasts: Planning Commission meetings are videotaped and broadcast on Comcast Channel 28 and U-Verse Channel 99 on the Thursday following the Tuesday meeting at 7:30pm.

Attention Hearing Aid Wearers: The Council Chambers is equipped with an Assistive Listening System. A receiver with headphone or Tel Coil antenna is available from the ADA Coordinator.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

STAFF INTRODUCTIONS

PUBLIC COMMENT

The public is welcome at this time to address the Planning Commission on any item, with the exception of items scheduled for Public Hearing at this meeting. Comments are limited to three minutes per speaker. Any public comments made regarding an item pending before the Commission do not go into the public record of that item.

MINUTES

[December 9, 2014](#)

ACTION ITEMS

1. SELECTION OF THREE COMMISSIONERS TO PARTICIPATE IN THE CALIFORNIA ASSOCIATION FOR LOCAL ECONOMIC DEVELOPMENT AND THE CALIFORNIA ACADEMY FOR ECONOMIC DEVELOPMENT IN A LOCAL ECONOMIC ADVISORY PROGRAM (LEAP) (15 Minutes)

The City is partnering with the California Association for Local Economic Development and the California Academy for Economic Development in a Local Economic Advisory Program (LEAP) focused on the City's Light Industrial Area specifically Vincent Road, Estand Way, Hookston Road and portions of Mayhew Way. The LEAP program utilizes the assistance of economic development professionals from outside the community to obtain advice on economic development strategies in a specific focus area. An important element of the LEAP program is the involvement of "Key Stakeholders" in this process. Staff is requesting that the Planning Commission select up to 3 representatives to participate in the LEAP Program currently scheduled for Monday, February 23, 2015.

Project Staff: Kelly Calhoun (925) 671-5213, kcalhoun@pleasanthillca.org

PUBLIC HEARINGS

1. GENERAL PLAN AMENDMENT – HOUSING ELEMENT AND CIRCULATION ELEMENT, CITY-WIDE (30 minutes)

[Staff Report](#)

<u>Attachment A</u>	Proposed General Plan Amendment – Housing Element
<u>Attachment B</u>	Proposed General Plan Amendment – Housing Element (Strike-out and underline)
<u>Attachment C</u>	Proposed General Plan Amendment – Circulation Element
<u>Attachment D</u>	Proposed General Plan Amendment – Circulation Element (Strike-out and underline)
Attachment E	June 16, 2014 City Council Staff Report (Housing Element) <u>Part 1</u> <u>Part 2</u> <u>Part 3</u> <u>Part 4</u> <u>Part 5</u>
<u>Attachment F</u>	November 17, 2014 Housing Element Committee Staff Memorandum & Minutes
<u>Attachment G</u>	October 14, 2014 Planning Commission Study Session Staff Report (Circulation Element)
<u>Attachment H</u>	Draft Initial Study/Negative Declaration
<u>Attachment I</u>	Proposed Resolution
<u>Attachment J</u>	Public Hearing Notice
<u>Attachment K</u>	Public/Outside Agency Comments

Public hearing to consider a recommendation to the City Council on a proposed General Plan Amendment to update the Housing and Circulation Elements of the City of Pleasant Hill General Plan. The amendment would update the Housing Element in accordance with Article 10.6 of the California Government Code that requires the City of Pleasant Hill to

analyze housing needs and establish goals, policies, programs, and quantified objectives to meet the identified needs, and identify adequate sites to accommodate its share of regional housing need. The amendment would also update the Circulation Element to incorporate “complete streets” policies and programs to be consistent with California Law, Assembly Bill 1358 (the California Complete Streets Act) and would include new goals, policies and programs to encourage incorporation of alternative modes of transportation into plans for new and/or rehabilitated City streets to reduce vehicle congestion, vehicle miles traveled, and greenhouse gas emissions.

CEQA Determination: Pursuant to Section 15070 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), an Initial Study and Negative Declaration has been prepared for the project.

Project Staff: Troy Fujimoto (925) 671-5224, tfujimoto@pleasanthillca.org

2. PLN 14-0478, NINE GAME ZONE USE PERMIT - ADDITION OF ALCOHOL SERVICE TO AN EXISTING KARAOKE AND BILLIARDS FACILITY, 548M CONTRA COSTA BOULEVARD (30 Minutes)

[Staff Report](#)

[Attachment A](#) - Location Map

[Attachment B](#) - Project Plans (from previous application)

[Attachment C](#) - Amended Security Plan

[Attachment D](#) - Pleasant Hill Police Department Comment Letter

[Attachment E](#) - Use Permit Analysis/Written Statement, submitted by the applicant

[Attachment F](#) - Public Comments

[Attachment G](#) - Public Hearing Notice

Public hearing to consider an amendment to a minor use permit to allow alcohol service (beer and wine) at a commercial recreation and entertainment use (billiard/pool hall/karaoke) and live entertainment (karaoke) business (Nine Game Zone). The existing use permit includes a condition that specifically excluded the service of alcohol, thus, this request is to remove this condition of approval on the original use permit. The project site is located at 548 M Contra Costa Boulevard. The site is zoned *RB – Retail Business*. Assessor Parcel Number: 153-030-089.

CEQA Determination: Categorically Exempt, Class 1 (Existing Facilities).

Project Planner: Troy Fujimoto, 925-671-5224, tfujimoto@pleasanthillca.org

DISCUSSION ITEMS

1. [REVIEW OF PENDING PLANNING DIVISION APPLICATIONS](#)

Staff will provide the Commission with a brief status report on active pending applications. At their discretion, Commissioners may ask questions and receive an update from staff regarding the status of any pending application.

2. [REVIEW OF THE DRAFT AGENDA FOR REGULAR MEETING ON JANUARY 27, 2015](#)

The next meeting of the Planning Commission will be on January 27, 2015. A draft agenda for this meeting, listing the scheduled agenda items, hearings, and discussion items, was included in the agenda packet for Commissioners to review. At their discretion, Commissioners may ask questions and receive a brief description from staff regarding the agenda.

3. [STAFF COMMUNICATIONS](#)

Staff may provide the Commission with a brief update on matters of general interest and/or suggest topics for consideration on future agendas.

A. [Recap of Planning Division projects](#) considered and accomplished in 2014.

COMMISSIONER REPORTS AND ANNOUNCEMENTS

1. REPORTS from Commissioners on meetings or conferences attended at City expense.
2. ANNOUNCEMENTS and comments from Commissioners.

Adjourn to a regular meeting of the Planning Commission on January 27, 2015, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.